GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA&UD Dept. – VMRDA - Planning - VSKP - Vizianagaram Rural DC Zone & Bheemili DC Zone - Realignment for part of Pro.24.00 Mts. wide Sanctioned Master Plan Road-2041 passing through the VMRDA Approved Layout, Land belongs to APIIC Ltd., Existing Rehabilitation Layout, Existing One & Half Cent Layouts, Private Properties, Existing Buildings, Buildings under Constructions, Agricultural Fields & Vacant Lands etc., and also land belong to M/s. Divis Laboratories Ltd., - Representation received from M/s Divi's Laboratories Ltd., - Proposal submitted for approval of partly Realignment of road & Consequential change of land uses – Draft Variation Notification – Confirmation – Orders - Issued - Reg.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 180 **Dated: 16-09-2025**

Read the following:

1)From the Metropolitan Commissioner, VMRDA, Visakhapatnam, Rc.No.11025(37)/95/2024 (e-2568946), dt:22.11.2024.
2) Govt Memo.No.2714870/M2/2025, dt.07.03.2025.
3)Representation received from Divi's Laboratories Limited, Lr.No.DLL-2/325/10, dt.14.03.2025.
4)Govt.Memo.No.2714870/M2/2025, dt:27-03.2025.
5)From the Metropolitan Commissioner, VMRDA, Visakhapatnam, Rc.No.11025(37)/95/2024 (e-2568946), dt:30.04.2025.
6)Govt.Memo.No.2714870/M2/2025, dt:01.08.2025
7)Gazette No.379, dated.01.08.2025 published in Part-I of Andhra Pradesh Gazette.
8)From the Metropolitan Commissioner, VMRDA, Visakhapatnam, Rc.No.11025(37)/95/2024 (e-2568946), dt:25.08.2025.

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O R D E R:

The Draft Variation to the land use envisaged in the Visakhapatnam Metropolitan Region Master plan of Visakhapatnam issued in the Government Memo., 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.379, Part-I, dated.01.08.2025. In the letter 8th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that no objections and suggestions were received from the general public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:16.09.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.

The Metropolitan Commissioner, Visakhapatnam Metropolitan
Region Development Authority, Visakhapatnam

Copy To:

The District Collector, Visakhapatnam District.
The Director of Translations, Vijayawada(With a request to translate into telugu and retransmit the same)
SF/SC.

// FORWARDED::BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021, which is proposed in exercise of the powers conferred by sub-sections (1) & (2) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published as required by sub-section (4) of said section.

VARIATION

The Proposed Realignment for Part of Pro.24.00 Mts. wide Sanctioned Master Plan Road-2041 from Sy.Nos.185/P, 188/P, 186/P, 212/P, 222/P & 221/P of Polipalli (V), Bhogapuram (M), Vizianagaram District. (A-B as shown in the Variation Plan) to Sy.Nos.185/P, 188/P, 176/P, 175/P, 222/P & 221/P of Polipalli (V), Bhogapuram (M), Vizianagaram District. (1-2 as Shown in the Variation Plan) and Sy.Nos.49/P, 50/P, 52/P, 132/P, 133/P, 134/P, 161/P, 135/P, 139/P, 138/P, 141/P & 140/P of Chippada (V), Bheemunipatnam (M), Visakhapatnam District. (C-D as shown in the Variation Plan) to Sy.Nos.49/P, 50/P, 52/P, 134/P, 161/P, 135/P, 139/P, 138/P, 141/P, 142/P & 140/P of Chippada (V), Bheemunipatnam (M), Visakhapatnam District.(3-4 as Shown in the Variation Plan) along with the Junction improvements for the intersecting Pro. 18.00 Mts. wide M.P. Road is extended upto the realignment of 24.0 Mts. wide Road in Sy.Nos.212 part & 222 part of Polipalli (V), Bhogapuram (M), Vizianagaram Dist. and also Pro. 18.00 Mts. wide M.P. Road is extended upto the realignment of 24.0 Mts. wide Road in Sy.No.52 part of Chippada (V), Bheemili (M), Visakhapatnam Dist and also the Consequential Change of Land Use along the old alignment in tandem with the surrounding designated Land uses in the Master Plan of VMR-2041 is as follows:

- **Location No.1:-** Sy.Nos. 185/p, 188/p, 186/p, 212/p, 222/p & 221/p of Polipalli (V), Bhogapuram (M), Vizianagaram Dist. "Change of Land Use from partly Pro.24.0 Mts. M.P. Road to Mixed Use Zone-3 (BAIA)".
- **Location No.2:** -

(i) Sy.Nos.49/p, 132/p & 133/p of Chippada (V), Bheemili (M), Visakhapatnam Dist. "Change of Land Use from partly Pro.24.0 Mts. M.P.Road to Mixed Use Zone-3 (BAIA)

(ii) Sy.Nos.52/p, 161/p, 135/p, 138/p, 139/p, 141/p & 140/p of Chippada (V), Bheemili (M), Visakhapatnam Dist. "Change of Land Use from partly Pro.24.0 Mts. M.P.Road to Mixed Use Zone-4 (BAIA)".

(iii) Sy No.134/p of Chippada (V), Bheemili (M), Visakhapatnam Dist. "Change of Land Use from partly Pro.24.0 Mts. M.P.Road to partly 'Mixed Use Zone-3 (BAIA)' & partly 'Mixed Use Zone-4 (BAIA)'

(iv) Sy.No.50/p of Chippada (V), Bheemili (M), Visakhapatnam Dist. "Change of Land Use from partly Pro.24.0 Mts. M.P.Road to partly 'Blue Zone (Water Bodies) & partly 'Water Body Buffer'.

The boundaries of which are given in the schedule below which was earmarked as the Pro.24.00 Mts. wide Road in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136 MA&UD Dept., dated 08-11-2021 is now designated to be realigned as shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. The applicant shall get the site falling in realigned road handed over to VMRDA at their cost.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

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SCHEDULE OF BOUNDARIES

Location No.1:-

North: Sy.Nos.185/P, 188/P, 176/P, 175/P & 222/P of Polipalli (V), Bhogapuram (M), Vizianagaram Dist.

East : Sy.No.222/P of Polipalli (V), Bhogapuram (M), Vizianagaram Dist.

South:- Sy.Nos.185/P, 188/P, 186/P, 212/P, 222/P & 221/P of Polipalli (V), Bhogapuram (M), Vizianagaram Dist.

West:- Sy.No.185/P of Polipalli (V), Bhogapuram (M), Vizianagaram Dist.

Location No.2: -

North:- Sy.Nos.49/P, 50/P & 52/P of Chippada (V), Bheemunipatnam (M), Visakhapatnam Dist.

East:- Sy.Nos.161/p, 135/P, 139/p, 138/p, 141/p, 142/P & 140/P of Chippada (V), Bheemunipatnam (M), Visakhapatnam Dist.

South:- Sy.Nos.49/P, 50/p, 52/P, 133/P & 134/P of Chippada (V), Bheemunipatnam (M), Visakhapatnam Dist.

West:- Sy.No.49/P, 52/P, 134/P, 135/P, 139/P, 138/P, 141/P & 142/P of Chippada(V), Bheemunipatnam(M), Visakhapatnam Dist.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER